

Forest Trails Unit One HOA  
Budget Meeting for 2026  
Dec. 23, 2025  
~Via Zoom~

**In Attendance:**

Shelley Moore, Pres.

Steven Wiencek -Treasurer

Jeff Kerr, Director

Louanna Blackburn, Secretary

Bruce Nester, Director

Call to Order: Shelley Moore called the meeting to order @ 6:00 pm

Discussed all line items from the Draft Budget from Drew Schroder with Advantage HOA & Accounting. Discussed possibly need to increase dues to cover annual expenses with overall cost increases of various services and expenses. Discussion concerning the need for a potential Special Assessment to cover the cost of Dead Tree Removal within the Greenbelt. We currently are prepared to utilize a portion of our reserves to cover these costs, without depleting our financial resources, to maintain reserves for any/all unforeseen needs that can/may arise.

Items that we are adjusting for the 2026 Budget:

- Accounting Services increased from \$115.00 to \$126.50 monthly
- Post Office Box Rental adjusted from \$96/yr to \$90/yr
- Increasing Postage /Mailing fees to \$900/yr
- CPA Services increased to \$895.00/yr (per last billings)
- Website Fees/ increasing to total of \$250.00 for Renewal of Website (Renews Feb, 2026) and Renewal of SSL (Renews Jan, 2026)
- Reducing Contingency Fees to \$1,000.00
- Adding Line Item for Legal Fees of \$500.00 (for expense transparency)
- Greenbelt Maintenance \$500.00 \*\*
- Dues will be increased from \$48.00 to \$53.00
- All agreed to send out a letter to all owners with the Annual Dues Billing to inform of the need for each owner to assess their property(s) and take any necessary action to remedy the removal of Deed Trees/Brush from their property and impress upon Urgency of this matter.

**\*\* Agreed to add a memo to the Budget of the Estimate of Cost to complete the Dead Tree Removal in the Greenbelt**

**Motion made by Steven Wiencek to approve budget as discussed/ 2<sup>nd</sup> from Jeff Kerr/  
Unanimously approved.**

**Meeting Adjourned at 7:02 pm**